



City of
Peterborough

TO: Members of the Peterborough Architectural Conservation
Advisory Committee (PACAC)

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: May 8, 2012

SUBJECT: Report PACAC12-019
Heritage Preservation Office Report

PURPOSE

A report to advise the PACAC on the monthly activities of the Heritage Preservation Office (HPO) for April 2012.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC12-019, dated May 8, 2012 of the Heritage Resources Coordinator, as follows:

That the Heritage Preservation Office report with respect to the monthly activities of the Heritage Preservation Office for April 2012, be received for information.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budgetary or financial implications associated with the recommendation.

BACKGROUND

Heritage Property Tax Relief Program – This year properties that enrolled in the HPTRP in 2003 and 2008 are due for renewal. The renewal notices were sent to the owners in early April. The inspections for these 17 properties will be scheduled between June and September.

Plaques – Jeremy van Berkle has been hired to installing the remaining plaques. He will install the 31 plaques over a two week time period.

The Mattress Factory – The owners of the Mattress Factory, 482 Mark Street, have been working on returning the building to good condition based on historical photographs and information. Once this work is completed, the building will be eligible for designation. The HPO is working towards having a designation brief to the Designation Sub-Committee for the June meeting as the owners of the property will be out of the country for 16 months starting in November.

Designations – At the April 23 meeting, Council approved the designation of 175 George Street North, 184 London Street, 285A George Street North, 406-408 George Street North, and 430 Sheridan Street. The By-Law will go to Council on June 4 after the 30 day waiting period.

Fall Home Tour – The HPO is working with members of PACAC to plan a Fall Home Tour. This event will take place on Saturday, September 15 and will feature six of Peterborough's stone houses. The tour will raise money for the new roof at Hutchison House.

Culture Council – The City's Municipal Cultural Plan was adopted by Council on April 23rd, 2012. On April 28th, 61 people attended the Culture Council Open House at the Evinrude Centre to begin the process of creating an arm's length, community led organization that will act as an advocacy and communications body for members of the arts, culture, and heritage community. The ideas generated during the Open House will be summarized and will form the agenda for the first meeting of a smaller group of people who expressed an interest in taking a lead role in the creation of the Council. The outcome of that meeting will be presented to the public at a second open house in June.

Tree Hunt Project- Green-up has hired Vern Bastable to coordinate the Treasured Tree Hunt project.

Langton House- Discussions are continuing. PACAC should consider commenting on the re-zoning circulation. .

Circulations Received for Comment

File: Z1206 Notice of Complete Application for Zoning By-Law Amendment

Address: 780 Erskine Avenue

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from M3.2 – Enhanced Service Industrial District to the C.7 – Special Purpose Retail Commercial District with an exception to permit the use of the site for parking. The applicant intends to demolish the existing one storey building and create up to 90 parking spaces on the site to facilitate the adjacent Lansdowne Place Mall. The applicant proposes to merge the subject land with Mall property.

Recommendation by Staff: No Action Required

File: Z1207 Notice of Complete Application for Zoning By-Law Amendment

Address: 834 Water Street

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from R.1, R.2 – Residential District to a modified R.3 – Residential District to recognize the existing use of the property for 4 units with a total of 6 parking spaces.

Recommendation by Staff: No Action required

File: Z1203 Zoning By-Law Amendment – Notice of Public Meeting

Address: 903 Brealey Drive

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from the D.1 – Development District to the R.2 – Residential District, with an exception to permit a reduced minimum floor area of 52 m. sq. for 1 unit. The applicant intends to convert the existing building into a 2 unit dwelling by adding a 2 storey extension.

Recommendation by Staff: No Action Required

File: SPC-832 Notice of Application for Site Plan Approval – Public Notice

Address: 552 Armour Road

Proposed Amendment – Development Description: The applicant proposes to develop a 2 storey, 22.74 m. sq. addition to the existing building. The building is intended to have 1 dwelling unit on the second floor and a restaurant on the main floor.

Recommendation by Staff: No Action Required

File: O1202 and Z1208 Notice of Complete Application for Official Plan and Zoning By-Law Amendment

Address: 995 Crawford Drive

Proposed Amendment – Development Description: The applicant proposes to amend the Official Plan by introducing an exception to the General Industries Policies for the subject lands to permit the sale and repair of motor vehicles. The applicant also proposes to amend the Zoning By-Law from the M1.2 – General Industrial District to a modified M1.2 in order to add ‘motor vehicle sale and service establishment’ as a permitted use. The applicant intends to replace the existing dwelling with a 2 storey commercial building and 84 parking spaces.

Recommendation by Staff: No Action Required

File: Z1204 Zoning By-Law Amendment – Notice of Public Meeting

Address: 554 Reid Street and part of 293 London Street

Proposed Amendment – Development Description: The applicant proposes to amend the Zoning By-Law from the UC – University and College District to a modified PS.2 – Public Service District to permit the use of the property for a hospice. The applicant proposes to reduce the setback from Reid Street to 0.83m and to permit a 3.0m setback from the southerly side lot line to permit a potential 3 storey addition to the existing building. The applicant further proposes to acquire a portion of the lands known as 293 London Street to merge with the lands at 554 Reid Street in order to provide 20 parking spaces on site.

Recommendation by Staff: That the Property be recommended for designation

File: SPC-834 Notice of Application for Site Plan Approval – Public Notice

Address: 234-248 Hunter Street and 417 Aylmer Street

Proposed Amendment – Development Description: The applicant proposes to develop a 3 storey, 12 unit residential building on Bethune Street and a 4 storey mixed

use building at the corner of Hunter and Aylmer Streets. All existing building will remain on site. The property is already zoned for the proposed use.

Recommendation by Staff: That the PACAC provide comment on the suitability of the design

Submitted by,

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Appendix A - SPC-834 Notice of Application for Site Plan Approval